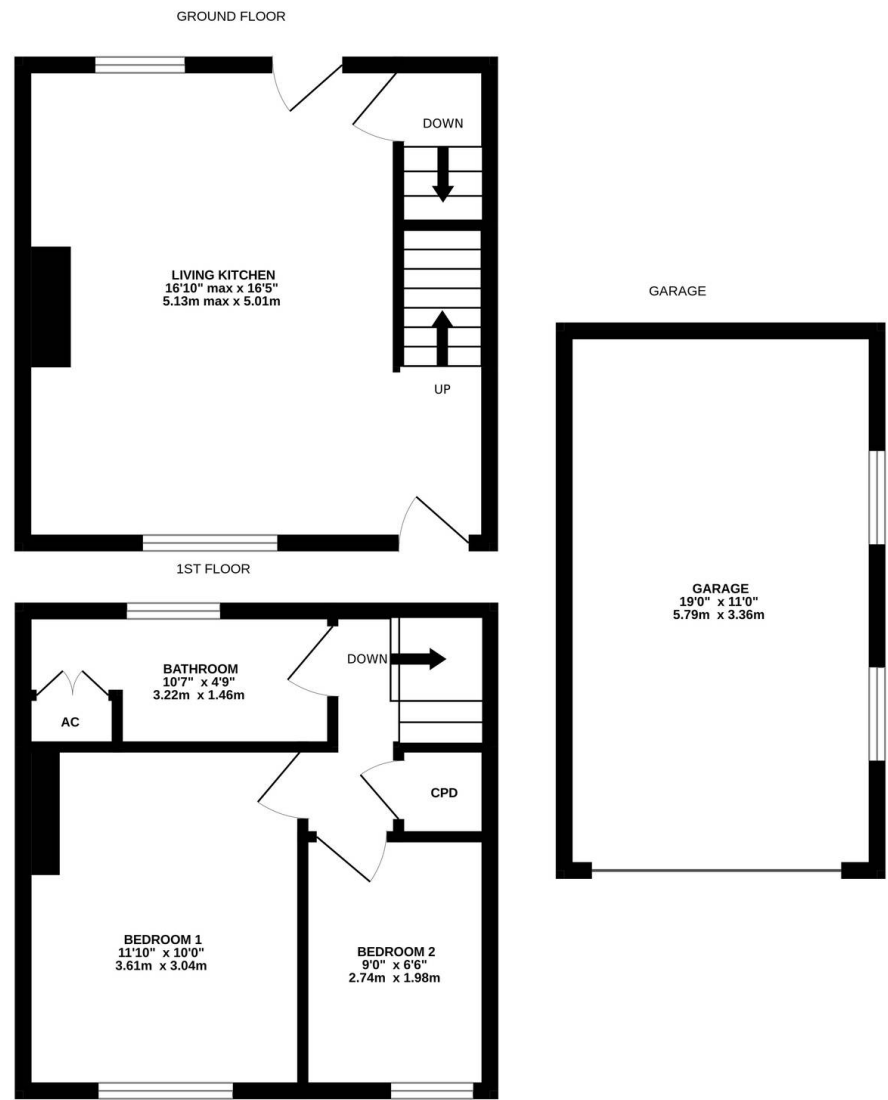




467 Penistone Road, Shelley
Huddersfield, HD8 8HY

Offers in Region of **£175,000**



PENISTONE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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467 Penistone Road

Shelley, Huddersfield, HD8 8HY

A STONE CONSTRUCTION, TWO BEDROOM, MID-THROUGH TERRACE HOME SITUATED IN THE SOUGHT AFTER VILLAGE OF SHELLEY. BOASTING OFF STREET PARKING, GARAGE AND HARDSTANDING IDEAL FOR A SUMMERHOUSE. POSITIONED IN AN IDEAL SPOT FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND THE NEIGHBOURING VILLAGE OF SHEPLEY. WITH PLEASANT OPEN ASPECT VIEWS TO THE FRONT AND WITH NEIGHBOURING PADDOCKS AND COUNTRYSIDE TO THE REAR, EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS SUPERB HOME.

The property briefly comprises open-plan living/dining and kitchen room with dual aspect windows to the front and rear and with inglenook fireplace and multi-fuel burning stove to the ground floor. There is a useful keeping cellar for storage to the lower ground floor. To the first floor are two bedrooms and the house bathroom. Externally there is an enclosed, flagged patio to the front, and a low maintenance patio overlooking fields to the rear. Access to parking is via a lane between 463 & 465 Penistone Road with a garage and hardstanding and parking for upto two vehicles.

Tenure Freehold.

Council Tax B.

EPC Rating D.



GROUND FLOOR

OPEN-PLAN LIVING DINING AND KITCHEN

Enter into the property through a double-glazed front door with obscure glazed inserts into the open-plan living dining and kitchen. The room enjoys a great deal of natural light which cascades through the dual-aspect windows to the front and rear elevations. There are exposed timber beams to the ceiling, attractive high-quality flooring, two radiators, and a staircase with wooden banisters rising to the first floor. The lounge area features a window seat and integral blind, as well as television and telephone points, and the focal point of the room is the inglenook fireplace with fabulous cast-iron, multi-fuel stove set upon a raised stone hearth. A door encloses a staircase descending to the lower ground floor and the lounge leads seamlessly into the kitchen area.

The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and with complementary rolled-edge work surfaces over, incorporating a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is a gas cooker point with canopy-style cooker hood over, plumbing and provisions for an automatic washing machine, and space for an undercounter fridge freezer unit. There is also a breakfast peninsula, tiling to the splash areas, three ceiling light points, and an external double-glazed door to the rear elevation which provides access to the rear gardens. The window and door to the rear provide fantastic open-aspect views across neighbouring fields and up towards Near Bank.





LOWER GROUND FLOOR

KEEPING CELLAR

7' 8" x 9' 6" (2.34m x 2.90m)

Taking the stone stairwell to the lower ground floor, you reach a useful keeping cellar which features a fabulous vaulted ceiling, lighting and power in situ, a double-glazed window to the front elevation, original stone niches, and a concrete shelf for additional storage. The combination central heating boiler is located at the top of the stairwell.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the open-plan living dining kitchen, you reach the first floor landing. Doors provide access to two bedrooms and the house bathroom, and there is a radiator, a ceiling light point, a loft hatch providing access to a useful attic space, and a useful built-in cupboard over the bulkhead for the stairs.

BEDROOM ONE

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed window to the front elevation, taking full advantage of the pleasant open-aspect views across the valley, a ceiling light point, a radiator, and a partly exposed timber beam to the ceilings.

BEDROOM TWO

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a double-glazed window to the front elevation, again offering lovely open-aspect views, a ceiling light point, a wall light point, and a radiator.





HOUSE BATHROOM

The house bathroom features a three-piece suite which comprises of a panel bath with electric Triton shower, a wall hung wash hand basin, and a low-level w.c. with raised cistern. There is tiling to the splash areas, vinyl flooring, a ceiling light point, and a double-glazed window with integral blind to the rear elevation which offers pleasant views across the paddocks and open countryside. Additionally, the bathroom features a radiator, a shaver point, and a useful toiletry cupboard.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a low maintenance garden with stone flagged patio area, which is an ideal space for al fresco dining and sitting out. There are well-stocked flower and shrub beds, attractive stone wall boundaries, and pleasant open-aspect views over rooftops and towards Shepley.

REAR GARDEN

Externally to the rear, the property features a flagged, low maintenance patio which is an ideal space for al fresco dining and barbecuing. The rear garden enjoys pleasant open-aspect views across the neighbouring paddocks and adjoining fields.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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